



**PETTENGELLS**  
ESTATE AGENTS

9 Appletree Close, New Milton, Hampshire, BH25 6PA  
Offers Over £550,000

9 Appletree Close, New Milton, Hampshire, BH25 6PA

- Large detached bungalow
- Three bedrooms
- Three reception rooms
- Bathroom and two further WC's
- Double length garage
- Pleasant gardens
- Quiet location close to town
- Kitchen
- Subject to probate
- Living room with open fire





**SPACIOUS BUNGALOW WITH GREAT POTENTIAL, GOOD LOCATION.**

Accommodation: There is a porch and then an entrance hall. A bright living room has an open fire facility. There is a currently a separate dining room which could be a third bedroom. To the front of the bungalow there is a large bedroom with built in wardrobes. Off the hallway is a family room which leads to both the conservatory and main bedroom which has an ensuite cloakroom. The kitchen overlooks the rear garden and houses the gas boiler for the gas fired central heating, and there is a larder cupboard. To the side of the bungalow there is useful rear lobby with further front porchway, a cloakroom and a door to the rear garden.

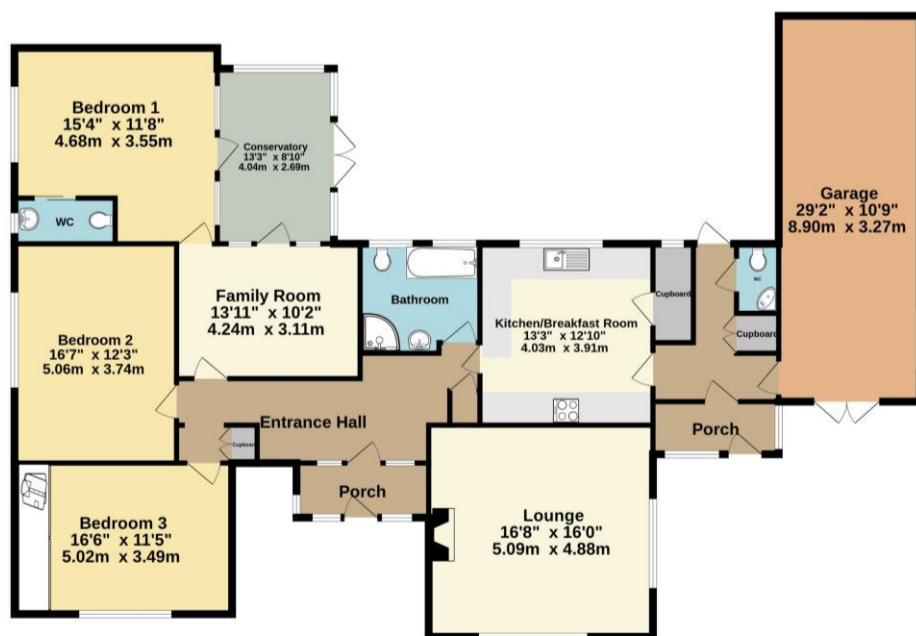
Outside: The bungalow sits on a large corner plot with an impressive wide frontage onto the road and a driveway giving good off road parking. There are various areas of garden to the front, rear and both sides of the bungalow with mainly lawned and shrub areas. The rear garden is particularly secluded and also has a paved area which extends to the south side, where there is currently also a shed. There is a useful double length garage adjoining the bungalow which can be accessed via the property.

EPC: E, Council tax band: E, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
2058 sq.ft. (191.2 sq.m.) approx.



TOTAL FLOOR AREA: 2058 sq.ft. (191.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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